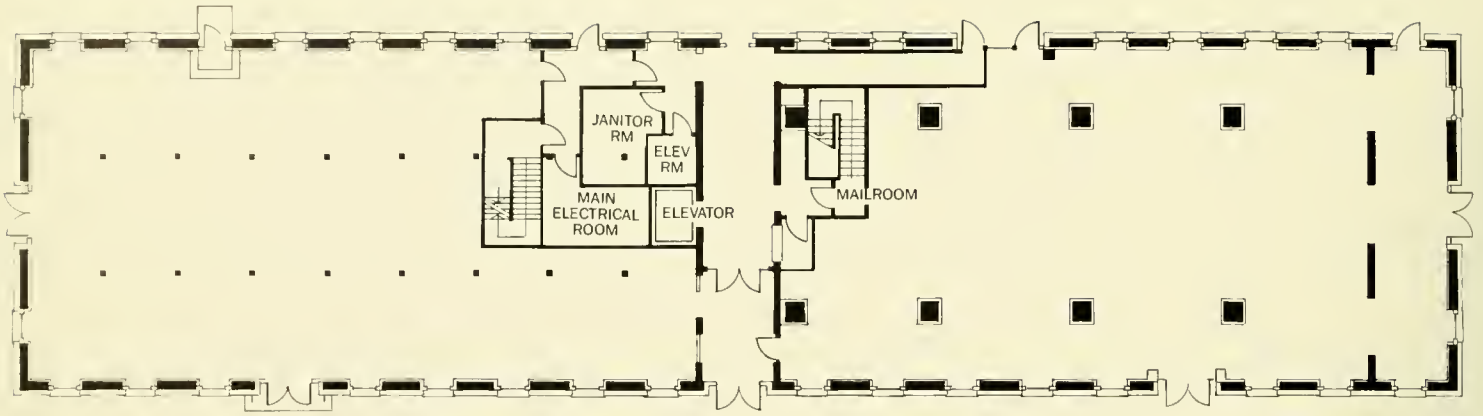
BRA
H99
3 of 4

gov. 96-1350

NAVY YARD
PLAZA

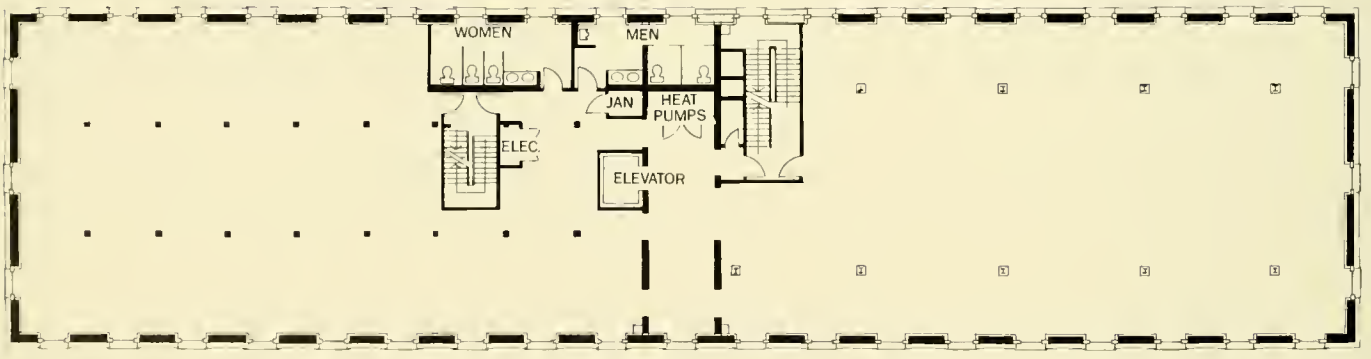
Cooper Building

First Floor (Retail)



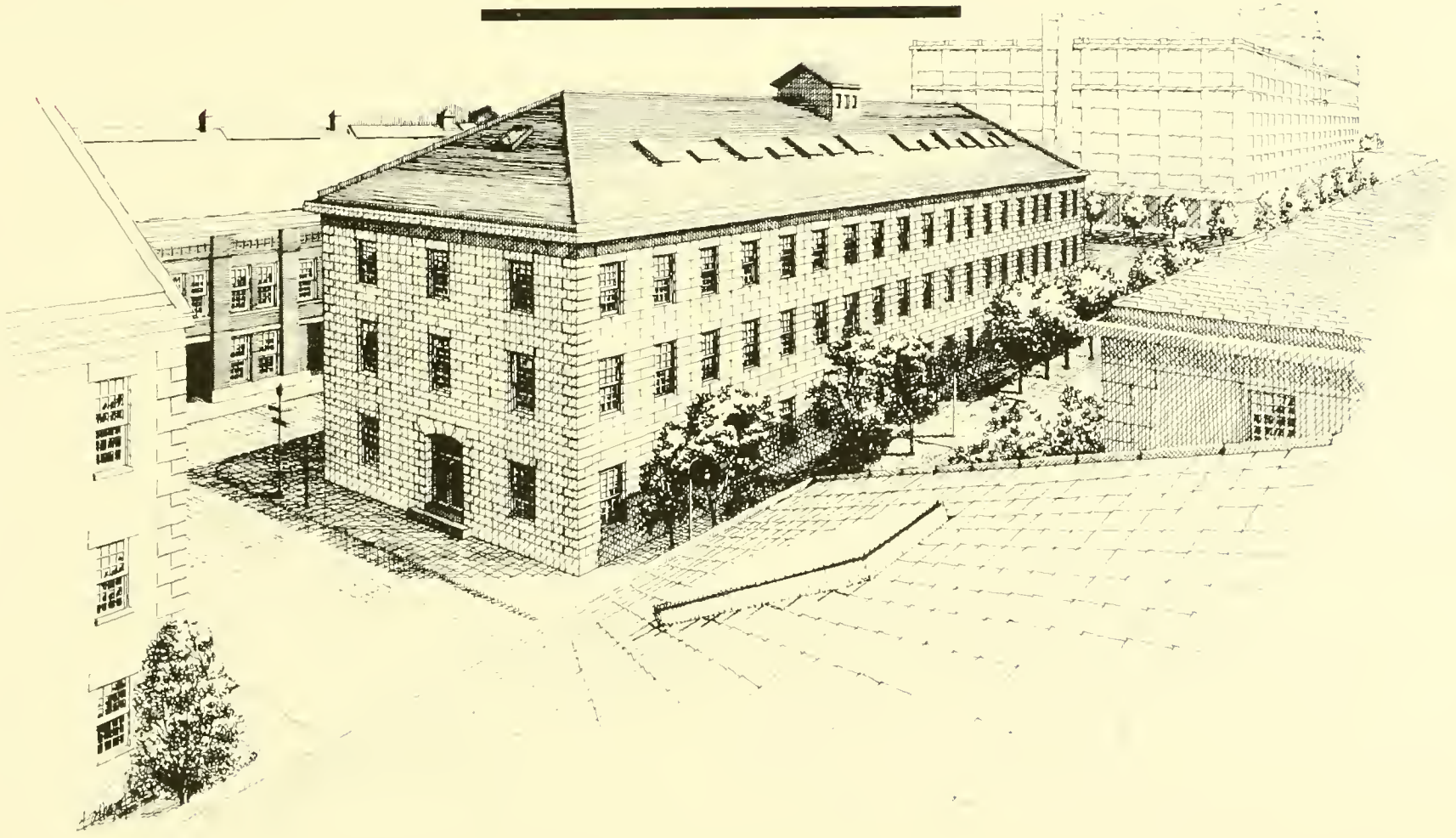
9,250 Square Feet

Second Floor



9,115 Square Feet

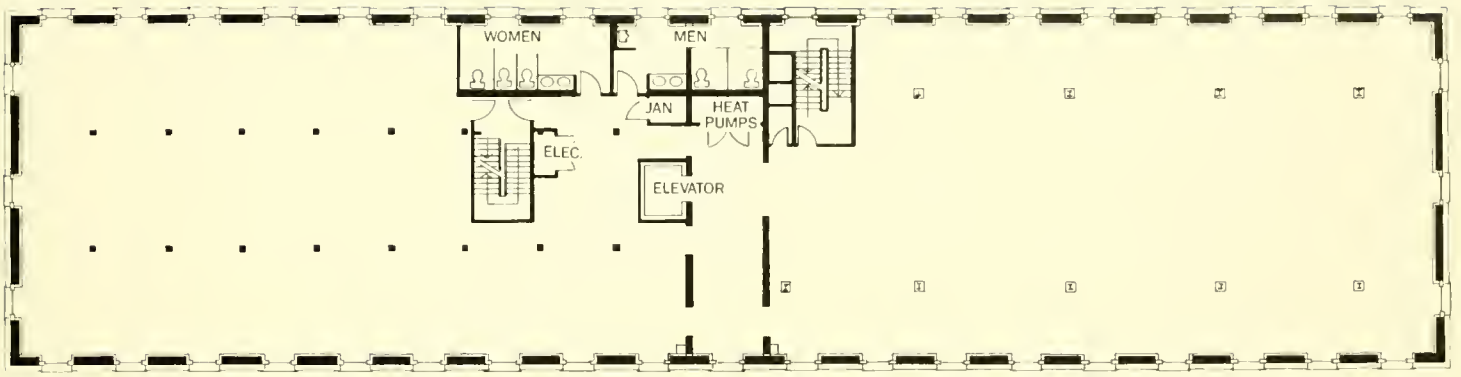
NAVY YARD
P L A Z A



Building 38
Cooper Building

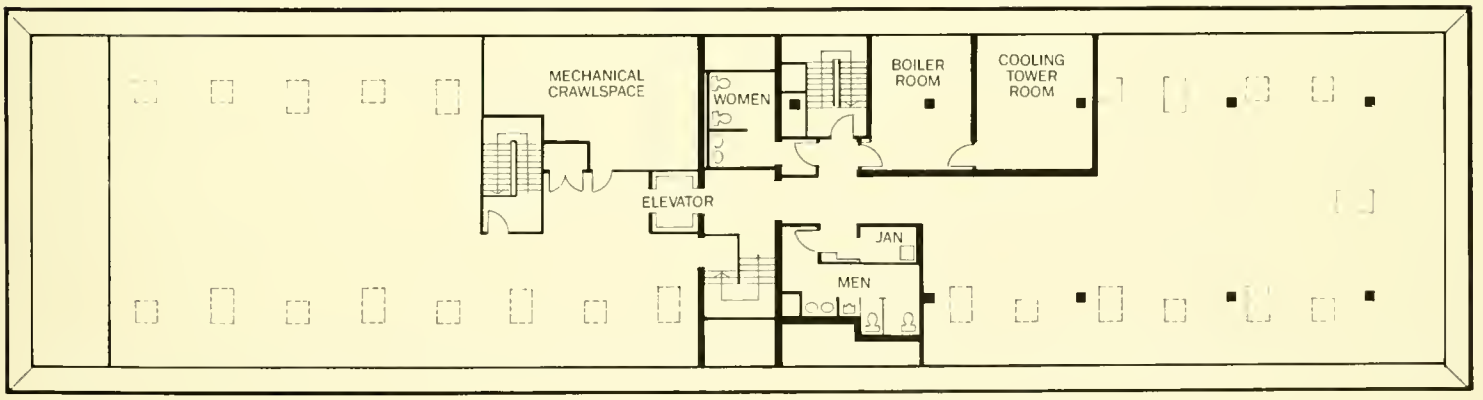
Codman
Exclusive Agent

Third Floor



9,130 Square Feet

Fourth Floor



6,815 Square Feet

BASE BUILDING

Historic restoration in accordance with plans approved by the U.S. Department of Interior

Wood ceiling trusses and beams on top floor

Historic rehabilitation and reproduction of original wood windows with new interior storms

Heating and air conditioning are water source heat pump

Building is fully sprinklered and alarmed

Rest Rooms—Men's and women's rest rooms on each office floor with access for the handicapped

Retail Space—9,250 square feet

Office Space—25,060 square feet

Total Rentable Area—34,310 square feet

TENANT STANDARDS

Doors—Are solid oak veneer

Floors at Office—Existing floors shall be repaired and finished to a level ready to receive carpet

Paint and Wall Covering—Shall consist of one prime coat and finish coats of Devoe Velour Satin Eggshell Enamel or approved equal

HVAC—Each floor shall be served by a combination fresh air supply/exhaust system; HVAC distribution shall be circular conduit where exposed and rectangular where suspended ceiling is used.

Lighting—Shall have ceiling-hung fixtures in attic; ceiling hung or suspended in office, depending on tenant design.

Electrical Outlets—To comply with energy code requirements

Drapes or Shades—Shall be horizontal; the same as in Building 34

Partitions—Shall be 5/8" Sheetrock

Landlord shall contribute $15 per square foot toward tenant improvements

DEVELOPER

Navy Yard Development Associates, Inc.

A joint venture of:

Kenney Development Company, Inc.
and
Joseph T. Flaherty

ARCHITECT

The Architectural Team - Base Building
Chelsea, MA

EXCLUSIVE LEASING AGENT

The Codman Company, Inc.
One Financial Center
Boston, MA 02111
(617) 348-3800

BOSTON PUBLIC LIBRARY
3 9999 06550 979 4